

PLANNING & ZONING COMMISSION  
JUNE 27, 2023  
MINUTES

A duly noted and advertised meeting of the Planning & Zoning Commission of the City of Milford, Nebraska was held on June 27, 2023 at 7:00 P.M. Notice of the meeting was given in advance thereof by publishing in the Milford Times; a designated method for giving notice, as shown by the proof of publication.

Notice of the meeting was simultaneously given to the members of the Planning & Zoning Commission. Availability of the agenda was communicated in advance notice and in the notice to the members of the meeting. All proceedings hereinafter shown were taken while the meeting was conducted.

The meeting was called to order by Kevin Wingard at 7:03 P.M.

Open Meeting Act Requirement met.

**ROLL CALL:** Members present: Kevin Wingard, Samantha Kinnett, Allissa Troyer, and Building Inspector Tim Dworak. Absent: Wes Burgess and Barry Erb

**STRATEGIC PLANNING SESSION:**

**A. C-1 ZONING DISTRICT – PERMITTED USES AND CONDITIONAL USES**

**B. PARKING REGULATIONS IN C-1 ZONING DISTRICT**

Restaurant, Restaurant, Entertainment, and Restaurant, Fast Food uses were discussed. It was recommended Restaurant be a permitted use as two already exist in downtown. Restaurant, Entertainment should be a Conditional use. There was a concern the definition of Restaurant, Entertainment was broad for beverages and could overlap with a Tavern use which requires a Conditional use. Restaurant, Fast Food was recommended as a Conditional use so that drive thru and stacking requirements would be reviewed to assure it fit in Downtown. Planning Commission recommended 3-0.

Trade Services use was discussed if it were an appropriate use in downtown. Staff presented a definition for Trade Services and expressed a concern with this use in downtown due to the equipment and material storage demands that typically go along with this type of business. After discussion it was agreed that the definition supplied by staff was acceptable as presented and should be added to the definitions and that Trade Services be a Conditional use to review the needs of the business site so not to detract from downtown district. Planning Commission recommended 3-0.

Parking in downtown was discussed as none of the businesses in the C-1 Downtown District are able to meet the requirements of parking as defined by City Code. Staff noted in Seward they exclude any downtown district development from the parking requirements and consider all parking in the downtown district as available parking for all businesses in the district. The Planning Commission agreed and accepted the exemption wording provided by Staff and suggested it be placed in section 08.04 as item 3. Planning Commission recommended 3-0.

Staff presented a C-1 Downtown District map and noted two commercial properties that exist outside the zoning district. The Milford Dental Clinic and Windstream/Kinetic buildings currently reside in R-2C zoning as non-conforming uses in R-2C zoning district. Planning Commission recommended we rezone these properties to make them conforming. Staff suggested the business be contacted and have a discussion so that they are in agreement with this decision. Planning Commission recommended 3-0.

Also noted on the map, two properties, 318 2nd St and 400 2<sup>nd</sup> St currently reside in R-2C zoning but should be I-1 zoning, as storage is only allowed in Industrial zoning. The properties are contiguous with existing I-1 zoning. Staff was asked to review this item in more depth to make sure zoning is appropriate. Staff suggested a discussion be held with the current property owners and report back at future meetings.

Staff noted that in the C-1 downtown district that Single Family Residences, Single Family Attached Residences and Multifamily Residences exist and are not uses allowed in C-1. Discussion lead to agreement that second floor residential could be allowed but first floor residences should have some guidelines so as to preserve the look and feel of a downtown district. There was concern about how to address eliminating first floor residential along with how to make the residences to the east in the C-1 zoning conforming. Staff was asked to look at municipalities of equal size and explore how they govern this zoning and report back at future meetings.

**ADJOURNMENT:** Meeting adjourned at 7:53 pm.